

**ATTACHMENT 5
PLANNING COMMISSION STAFF
REPORT (IS/MND UNDER SEPARATE
COVER)**



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 23, 2015

ITEM NUMBER:

PH-2

SUBJECT: PLANNING APPLICATION PA-14-40 FOR THE GANAHL LUMBER HARDWARE STORE AND OUTDOOR STORAGE YARD AT 1100 BRISTOL STREET

DATE: FEBRUARY 12, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
mel.lee@costamesaca.gov

DESCRIPTION

The proposed project involves the following:

1. ***Initial Study/Mitigated Negative Declaration (IS/MND):*** This document analyzes the environmental impacts of the project and describes mitigation measures and conditions of approval to minimize impacts to below a level of significance.
2. ***Planning Application PA-14-40:***
 - *Development Review* for the construction of a 65,263 square foot building materials retail store with administrative offices (Main Building A). A total of 286 parking spaces are proposed; 108 parking stalls would be provided on the roof of the retail building; and 178 at-grade parking stalls would be provided throughout the project site;
 - *Variance* from front setback requirement for the parking lot, B Shed and Mill Shed along Bristol Street (20-foot setback required; 10-foot setback proposed);
 - *Variance* from maximum building height for the solar photovoltaic canopy and elevator overrun on Main Building A (30-foot maximum height allowed; 34 feet to the solar canopy and 41 feet to the top of the elevator proposed);
 - *Variance* from maximum building height for the B Shed (30-foot maximum allowed; 34 feet proposed);
 - *Conditional Use Permit* for the proposed outdoor storage yard consisting of three sheds (B Shed, Mill Shed, and Pole Shed) totaling 40,925 square feet; and
 - *Planned Signing Program* to allow the proposed 24-foot high freestanding sign (12 feet allowed, 24 feet proposed).

APPLICANT

The applicant is Patrick Ganahl of The Ganahl Lumber Company, representing the County of Orange, the property owner.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution to:

1. Adopt the Initial Study/Mitigated Negative Declaration (IS/MND) for the project;
2. Approve the project, subject to conditions of approval and mitigation measures.

PLANNING APPLICATION SUMMARY

Location: 1100 Bristol Street Application: PA-14-40
 Request: Ganahl Lumber Hardware Store and Outdoor Storage Yard

SUBJECT PROPERTY:

Zone: C1
 General Plan: General Commercial
 Lot Dimensions: Irregular
 Lot Area: 6.6 Acres (287,696 SF)
 Existing Development: Vacant

SURROUNDING PROPERTY:

North: SR-55 and SR-73 Freeways
 South: C2, Commercial Use (Existing Ganahl Lumber)
 East: 73 Freeway
 West: (Acr Bristol) C1, Commercial Uses

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
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Lot Size:		
Lot Width	120 FT	1,127 FT
Lot Area	12,000 SF	6.6 Acres (287,696 SF)
FAR (Floor Area Ratio)		
	.35 (100,694 SF)	65,263 SF (Bldg. A & Mezz.) 30,262 SF (B Shed) 3,991 SF (Mill Shed) 99,516 SF (.346 FAR Total) ¹
No. of Stories/Building Height		
	2 Stories/30 FT	Main Bldg. A & Mezz: ² 1 Story+Mezz./34 FT (To Solar Roof Canopy)/41 FT (To Top of Elevator) B Shed: 1 Story /34 FT Pole Shed: 1 Story/20 FT
Interior Landscaping	4,450 SF	4,478 SF
Setbacks		
Front (Bristol St.)	20 FT	10 FT ²
Side (left/right)	15 FT/ 0 FT	40 FT/0 FT
Rear	0 FT	0 FT
Parking (2.87 spaces per 1,000 SF)		
Standard	279	279
Handicap	7	7
TOTAL	286 Spaces	286 Spaces ⁴
Signage (SF)	1,329 SF	982 SF
Freestanding Sign Height	12 FT	24 FT ³
NA = Not Applicable or No Requirement		
(1) .35 FAR Allowed per 2000 Costa Mesa General Plan Policy LU-1E.1(a).		
(2) Variance requested for building height and front setback (see staff report discussion).		
(3) Planned sign program requested (see staff report discussion).		
(4) Parking rate based on parking study by LLG for other Ganahl Lumber stores.		
CEQA Status	Initial Study/Mitigated Negative Declaration	
Final Action	Planning Commission	

BACKGROUND

Project Site/Environs

The project site is located on the east side of Bristol Street, south of the juncture of State Route 55 (SR-55) and State Route 73 (SR-73). The 6.6-acre project site is currently vacant, and does not have any existing structures. The site contains a block wall along the Bristol Street frontage, asphalt-paved entrance area, and associated landscaping. The majority of the project site lot is unpaved and is covered with gravel.

The Santa Ana Delhi Channel runs underground beneath the central and eastern portion of the project site. Most of the project site is owned by the Orange County Flood Control District (OCFCD), and would be leased by Ganahl Lumber Company. The site includes three parcels owned by the OCFCD and two parcels owned by the State of California Department of Transportation (Caltrans). The site is zoned C1 (Local Business District) and has a General Plan Land Use Designation of General Commercial.

Surrounding land uses include: the SR-73 and SR-55 interchange and a Caltrans maintenance facility to the north and west; the existing Ganahl Lumber Costa Mesa store to the east; commercial uses (offices) and residential land uses (along the Masters Circle) to the south. The existing Ganahl Lumber facility in Costa Mesa was originally part of Barr Lumber, purchased in 1998. It is located immediately to the east of and adjacent to the project site at 1275 Bristol Street. It has a total of 55,540 square feet of building/shed area.

ANALYSIS

Project Description

Ganahl Lumber is a family and employee-owned company that has been in business for over 100 years. Ganahl Lumber is proposing to relocate its Costa Mesa facility due to market demand for their business, size constraints, and energy and maintenance requirements of the current facility. Relocating the store would allow Ganahl Lumber to execute a lease that would allow them to do business adjacent to their existing Costa Mesa location for the next 63 years, and result in the construction of a larger store and storage areas that would support a greater inventory and product mix, be more energy efficient, and require less maintenance. Additionally, the new hardware store would provide an opportunity to expand the home design showroom space.

The project includes the construction and operation of a new lumberyard and building materials retail store for the Ganahl Lumber Company. The existing Costa Mesa Ganahl Lumber store is located on an adjacent property to the east and would be closed once the new store is completed.

Summary of Building Sq. Ft. for Proposed Project

Building	Gross Square Feet
Building A: Main Store Sales Doors and Windows Sales Offices/Counters Mezzanine Control Room Will-Call Storage (storage/operations offices)	65,263 SF
B Shed (Storage):	30,262 SF
Mill Shed (Mill Operation):	3,991 SF
Pole Shed (Storage):	6,672¹ SF
TOTAL BUILDINGS AND ENCLOSED SHEDS: (excludes unenclosed Pole Shed)	99,516 SF

¹Because it is not an enclosed building, the square footage of the pole shed is not included in the total square footage for purposes of calculating the allowable Floor Area Ratio (FAR) or required parking for the site.

Source: Ganahl Project IS/MND

The proposed use(s) of Building A and the sheds are described below.

Ganahl Hardware Store (Building A)

Building A would house two principal functions: retail sales and large volume distribution operations. This building would include a complete hardware store, a doors and windows showroom and sales department, hardwood and molding display areas, as well as sales and customer service areas. The structure would be 65,263 square feet in size and would also include a control room, mezzanine, rooftop parking, as well as structural support for a solar photovoltaic (PV) system overhead of the parking surface. The rooftop parking would be accessed via a ramp located on the north side of the building. The sales area would feature large amounts of glass. Building A would be 23 feet, 9 inches in height, with the roof canopy and solar panels extending an additional 10 feet above the height of the building (34 feet total). The elevator and stairwell towers providing access to the roof top parking deck above Building A would be 40 feet, 5 inches in height. Height variance is requested, which is discussed later in this report.

Retail business hours would be 6:00 a.m. to 6:00 p.m., Monday through Friday; 7:00 a.m. to 6:00 p.m. on Saturdays; and 9:00 a.m. to 5:00 p.m. on Sundays. In addition, some staff would arrive a half hour to an hour prior to opening to prepare the store for customers. A night shift would be scheduled to work in Building A until 11:00 p.m. and may work longer as needed depending on work load. After-hours activities would include replenishment, cleaning, and order pulling for the next day.

The service and building materials stock areas (sheds) would be located at the back of the site. This area would be designed to be functional and attractive, yet would be screened from public view by a new fencing system. The sheds are described below.

B Shed

The 30,262 square foot B Shed would be used to store lumber and wood products and includes a small area for custom cutting and bundling. This shed would not be permanently staffed. Employees and customers would come and go as stored product is sold or replenished in the regular sales cycle. Products located in this building would include building materials, drywall, panels, and lumber. The B Shed would include a rooftop solar panel system and would be 34 feet, 1 inch in height.

Mill Shed

The Mill Shed would encompass a 3,991 square foot area for lumber milling of wood products. The mill would typically have three to four employees working from 7:00 a.m. to 4:00 p.m., Monday through Friday. The mill operation consists of cutting and sizing wood products to meet customer needs. There would be no wood finishing or painting activities in this facility. The Mill Shed would include a sawdust collection system that would comply with South Coast Air Quality Management District regulations, which requires woodworking facilities to completely vent their sawdust emissions to ensure that there are no visible emissions.

Pole Shed

The pole shed is 6,672 square feet in size and is not an enclosed building. The pole shed on the north perimeter of the project site would be used for outdoor storage of back stock of products in the yard as well as products designated for the B Shed. Those products consist of lumber, plywood, and other panel products. Outgoing loads for deliveries would also be stored in this shed. At the current Ganahl outdoor storage yard, extensive tarping of outdoor storage materials to protect the lumber products from weather and particulate matter (dust, soot, exhaust particulates from motor vehicles, etc.) due to the proximity to the freeway has been an ongoing activity. The pole shed would allow better containment and protection of these building materials.

A diesel fueling station for use by Ganahl Lumber trucks and yard vehicles would be located at the west end of the pole shed. During operations, the diesel fueling station would be enclosed within integrated containment vessels, and would be required to be operated in compliance with all applicable State and federal regulations governing the handling of diesel fuels. In addition, the diesel fueling station would meet all best management practice (BMPs) and City code requirements, including a roof shed above the fueling area. The existing Ganahl Lumber facility has a similar fueling station on the existing site located directly above the Delhi Channel. The fuel area would be built to comply with all cover and containment requirements. A trash bin enclosure used for the disposal of trash created by the facility would also be located on the west end.

Open Yard Area – Delivery & Receiving of Contractors

The open yard area would support seven to ten trucks for deliveries to customers. The on-site fleet would consist of 10 wheel, bobtail, and box trucks. Customer deliveries per day would typically number from 20 to 40 stops compared to 20 to 35 at the existing facility. Receiving will typically handle 20 to 30 incoming vendor trucks supplying material

for replenishment of inventory. All receiving would take place during regular business hours. All Ganahl Lumber trucks and vendor deliveries coming into the facility would enter at a non-customer approach located at the east end of the project site. All Ganahl Lumber and vendor trucks would exit at the proposed signalized exit at the west end of the project site. Approximately 15 to 20 material handling vehicles would be used to stack, load, and unload product at the yard. Storage in the yard would consist of lumber and building materials located in covered racking and storage sheds as described above. The racking would vary to match the products stored. Pallet racks, cantilever racks, and custom racks for storing doors and windows would be incorporated in the layout of the yard. Customer traffic into the yard area would enter and exit through a controlled and guarded point located in front of Building A. This gate guard building would be staffed during all business hours and would have closed and secured gates when the business is closed to customers.

Employees

The employee count at the new facility is expected to start at 90 to 100 people compared to the current facility count of 80 people. The proposed facility would employ approximately 120 employees at full capacity, dependent on economic conditions and the construction market. Typically 80 percent of the employees would work in Building A. The balance of employees would move around the site to fill customer orders and prepare orders for delivery.

On-Site Parking and Circulation

The project would provide a total of 286 on-site parking spaces: 108 on the roof of Building A and the remainder at grade (including handicap accessible stalls and walkways) available to employees and customers. Building A would include a covered roof deck for additional parking with a solar panel system. The covered roof deck would provide natural ventilation and shade the building to provide cost savings in energy use. A ramp on the north side of Building A would provide access to the roof deck.

A Traffic Impact Study was completed for the project by Linscott, Law, & Greenspan, Engineers (LL&G) based on an evaluation of the trip generation studies conducted at the existing Ganahl Lumber facility located at 1275 Bristol Street. As indicated in the traffic impact study, traffic counts were collected at the two existing driveways that provide access to the existing site on Tuesday, February 11, 2014, Wednesday, February 12, 2014 and Thursday, February 13, 2014. From the results of the trip generation studies, LL&G calculated the required parking for the project as noted above by comparing inbound vehicles vs. outbound vehicles at the two driveways that now serve the site.

Access to the site would be provided by two driveways on Bristol Street. To minimize turning conflicts on the existing two-way left-turn median lane on Bristol Street along the Project frontage, primary access is proposed via a full access signalized driveway along Bristol Street to be constructed opposite northbound Newport Boulevard (Driveway No. 1), with secondary access to be provided via a proposed unsignalized driveway on Bristol Street that is located at the eastern edge of the project site (Driveway No. 2). The locations of the Proposed Project's two driveways are shown in Figure 2.3. Driveway No. 1, which requires utilization of a Caltrans easement, would provide access to customer,

employee, and contractor-related traffic, while Driveway No. 2 is proposed as a “truck-only entry” driveway (no exit) for truck-related traffic; trucks would exit the site at Driveway No. 1.

Building Architecture

The proposed architecture is a contemporary design consisting of a glass storefront for the main building, and corrugated metal material for the sheds. The elevation of the B Shed facing towards Bristol Street will be enhanced to provide an attractive appearance from the street, which will also be landscaped.

Site Signage

Site signage consists on wall signs on the Main Building A and the B Shed, as well as the proposed freestanding sign. The total signage for the site is 982 square feet, which does not exceed the 1,329 square feet allowed by the City’s Sign Code; however, a Planned Sign Program is required for the height of the proposed freestanding sign (12 feet allowed; 24 feet proposed). Typically, Planned Sign Programs are reviewed by the City Zoning Administrator; in this case, Code allows concurrent processing of discretionary applications to streamline the planning process. Thus, the proposed signage is being forwarded to the Planning Commission as part of PA-14-40 for the Commission’s consideration.

GENERAL PLAN AND ZONING CODE CONFORMANCE

The proposed project involves a Master Plan for a mixed-use development which is considered a conditional use. Pursuant to an approved Master Plan, the proposed project would be in conformance with the following planning documents:

- General Plan
- Zoning Code

Conformance with the City of Costa Mesa General Plan

Future development of all land within the City of Costa Mesa is guided by the General Plan adopted in 2002. The Land Use Element of the General Plan directs long-range development in the City by indicating the location and extent of development to be allowed. The General Plan sets forth land use goals, policies, and objectives that guide new development. The General Plan land use designation for the project area is General Commercial.

The following analysis evaluates the proposed project’s consistency with specific goals, and objectives of the General Plan, Land Use Element.

- **Goal LU-1: Land Use:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use*

classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.

Consistency: The infill nature of the proposed commercial project protects the balance of land uses satisfying the needs of the community as it pertains to commercial retail uses. The project will ensure the long-term viability of the natural and man-made environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

- **Objective LU-1A.3:** *Locate high-intensity developments or high traffic generating uses away from low-density residential in order to buffer the more sensitive land uses from the potentially adverse impacts of the more intense developments or uses.*

Consistency: The project is a commercial development located along Bristol Street, an Augmented Major Street (± 120 feet in width) in the City. The project site does not abut residential properties. As indicated in the IS/MND, adequate infrastructure is available to serve the proposed project. Therefore, the project is consistent with this General Plan objective.

- **Objective LU-1C.1:** *Permit the construction of buildings over two stories or 30 feet only when it can be shown that the construction of such structures will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access.*
- **Consistency:** The proposed buildings that exceed the 30-foot height limit will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access as the site is abutting a major street on one side and freeways on the other side. The buildings that exceed to the 30-foot height limit do not immediately abut the existing Ganahl Lumber site to the east. Therefore, the project is consistent with this General Plan objective.
- **Goal LU-2: Development:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

Consistency: The project would allow for the redevelopment of a vacant commercially-zoned property. On-site vegetation is minimal. The proposed project would enhance the visual appearance of the site through the construction of new buildings and implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the community. As a result, the proposed project is consistent with this General Plan goal.

- **Objective LU-2A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

Consistency: As indicated in the IS/MND, the proposed project with mitigation incorporated would not result in any significant adverse environmental impacts. Because the project is an infill development, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The project is consistent with this objective.

Justifications for Approval

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on an assessment of facts and findings which are also reflected in the draft resolution.

Variance

Code Section 13-29(g)(1) requires any of the following findings for variances:

1. Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity.
2. The deviation shall not constitute a grant of special privileges inconsistent with other properties in the vicinity.
3. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Despite the request for deviations from Code requirements for the building setback for the B Shed and Mill Shed (20-foot setback required; 10 feet proposed) and the height for the Main Building A (30-foot height required; 34 feet to the solar panels and 41 feet to the elevator shaft) and the B Shed (30-foot height required; 34 feet proposed), findings for approval of the variances are justified based on the following:

- o *The unique shape of the property and location along the Bristol Street frontage justify a deviation from the front landscape setback requirement.* Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity. With regard to the landscape setback for the B Shed and Mill Shed (20 feet required; 10 feet proposed) the purpose of the 20-foot landscape setback is to provide a visual buffer between the public sidewalk and any perimeter walls or buildings. In this case, the B Shed and Mill Shed are proposed to have a 10-foot landscape setback from property line, which is consistent with several properties across Bristol Street, including the two-story office buildings at 1072 and 1182 Bristol Street, both of which have less than the 20 foot landscape requirement (see site photos attached to this report). The reduced setback enjoyed by these two properties, in combination with the unusual oval shape of the subject, property, creates a special circumstance applicable to the property where the strict application of the 20-foot landscape setback would deprive the property of privileges enjoyed by others in the vicinity. The B Shed and Mill Shed will also act a visual screen to the storage yard and

the proposed 10-foot landscape setback will be required to be densely landscaped and have exterior building treatments.

- A condition of approval requires mature trees to be installed in the 10-foot setback area along the Bristol Street frontage. The landscape plan is required to be approved prior to issuance of building permits and contain additional 24-inch box trees above the minimum Code requirements to the satisfaction of the Development Services Director. Compliance with this requirement may include upgrading smaller sized trees to 24-inch box trees or providing additional 24-inch box trees.
- With regard to the building height, special circumstances exist in that the proximity of the elevated freeways will limit visual impacts to surrounding properties and does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated. The building design necessitates higher ceilings to accommodate the specialized operations of the Ganahl Lumber business. The proposed buildings that exceed the 30-foot height limit will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access as the site is abutting a major street on one side and freeways on the other side. The buildings that exceed to the 30-foot height limit do not immediately abut the existing Ganahl Lumber site to the east. Therefore, the existing elevated freeways will not constitute a grant of special privileges inconsistent with other properties in the vicinity.

A condition of approval requires that no mechanical equipment or other rooftop appurtenances be located on the elevator overrun area of Main Building A above the approved 41-foot height limit.

With regard to the roof deck parking level, a condition of approval requires light standards located at the top level of the parking structure to be a maximum of 15 feet in height, located and oriented in such a way as to minimize light spillage onto surrounding properties. Light standards shall be custom-fitted with glare shields to focus light spillage in the parking structure area to the fullest extent possible.

A condition allows that any future installation of rooftop solar canopies on the outdoor storage sheds (i.e. Pole Shed, Shed B, and Mill Shed) may be approved by the Development Services Director as an amendment to the Conditional Use Permit, provided that there are no adverse impacts (light, glare) to surrounding properties.

- The deviations will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property. The granting of the deviations will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. The development is consistent with the General Plan goals and policies as discussed earlier in this report, and will be required to comply with all applicable Building and Fire Safety regulations to ensure that no adverse impact to the public health, safety, or welfare is created as a result of this project.

The primary access for contractor's vehicles shall occur along the southerly area of the property and would be gated after hours. The gate is proposed to be located behind the 10-foot wide landscape planter along the Bristol Street frontage adjacent to the Mill Shed. A condition of approval requires that the final location of the gate and proper signage of the hours of operation at the gated entrance be approved by the Development Services Director to avoid customer confusion and circulation impacts on Bristol Street.

Conditional Use Permit

- The proposed development is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. With the exception of the building setback and height as discussed above, the development is a commercial project consistent with the C1 zoning of the property and the other commercially-zoned properties in the vicinity. Compliance with the applicable Building and Fire Safety Codes will ensure that the project is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
- The proposed Ganahl Lumber Hardware Store and Outdoor Storage Yard provides for a reasonable expansion of the existing operations. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property. The development is consistent with the General Plan goals and policies as discussed earlier in this report. The Floor Area Ratio (FAR) for the project would be 0.346, excluding the Pole Shed, and will not exceed the City's FAR requirements.

Comparison of Existing to Proposed Operations for Ganahl Lumber

	Existing Operations	New Store & Outdoor Yard
Retail Building Square Footage (SF)	35,650 SF	65,263 SF
Shed Buildings SF	19,890 SF	41,059 SF
Total Building Area SF	55,540 SF	106,322 SF
# On-Site Parking Spaces	153 Spaces (2.5 spaces per 1,000 SF)	286 Spaces (2.87 spaces per 1,000 SF)
# of Employees	80 persons	Estimated 90-100 persons
Outdoor Storage Yard Area (acres)	2 Acres	3.6 Acres
% Increase of Inventory/Stock	NA	Estimated 50% Increase

- The parking requirement for the project is consistent with the existing operations of the lumber store at other locations. The Zoning Code does not specify a parking requirement for lumber yards; as a result, a parking analysis was conducted by LL&G using the parking and traffic accumulation data collected in February 2014 for the existing Ganahl Lumber operation. Based on this analysis, a parking ratio of 2.87 spaces per 1,000 square feet was determined to be required for the proposed project. When applied to Building A and Building B, a parking demand of 239 spaces is forecast. With a proposed supply of 286 spaces, parking will be sufficient for this use.

A condition of approval requires that Ganahl Lumber employee vehicles be exclusively parked in the rooftop parking level in order to make the at-grade parking lot available for customers/contractors to the fullest extent possible.

- The project exhibits excellence in design, site planning, integration of uses and structures, and protect the integrity of neighboring development. The proposed architecture and site design will enhance the street view and potentially evoke new development in the area. The overall architectural design promotes excellence and compatibility. The variety of building elevations, materials and proposed landscape treatments will enhance the project site and the surrounding area.
- The project will not significantly impact key intersections which would continue to operate at an acceptable Level of Service (LOS). As noted earlier, a parking and traffic study conducted for the project by LL&G concluded that the existing plus project traffic conditions would not result in any significant impacts. See table below.

Existing Plus Proposed Project's Peak Hour Intersection Capacity Analysis						
Key Intersection	Time Period	Existing Traffic Conditions		Existing Plus Project Traffic Conditions		Significant Impact
		ICU/HCM	LOS	ICM/HCM	LOS	
Newport Boulevard (SB) at Bristol Street	AM	0.233	A	0.233	A	No
	PM	0.492	A	0.492	A	No
Newport Boulevard (NB)/Driveway 1 at Bristol Street	AM	0.276	A	0.426	A	No
	PM	0.415	A	0.444	A	No
Red Hill Avenue at Bristol Street	AM	0.409	A	0.409	A	No
	PM	0.287	A	0.287	A	No
Driveway 2 (truck-entry only) at Bristol Street	AM	--	--	8.3 s/v	A	No
	PM	--	--	13.3 s/v	B	No

Source: Linscott, Law, & Greenspan, Engineers (2014).

HCM = Highway Capacity Manual

ICU = Intersection Capacity Utilization

LOS = level of service

NB = northbound

SB = southbound

s/v = seconds per vehicle

-- = intersection is part of Proposed Project and does not currently exist

Source: Ganahl Lumber IS/MND

Planned Sign Program

- *The proposed 24-foot high freestanding sign will not constitute a grant of special privilege or allow substantially greater overall visibility than the standard ordinance provisions allow.* The purpose of this planned signing program is to allow for approval of a freestanding sign that is not subject to the typical code requirements. The square footage of the total site signage will not exceed the maximum sign area allowed under the Costa Mesa's Municipal Code: 1,329 square feet of total site signage allowed; 982 square feet of total signage proposed. On the City's Master Plan of Highways, Bristol Street is designated as an Augmented Major Street (± 120 feet in width) and the proposed signage provides adequate visibility for two-way traffic on Bristol Street for the business. The planned sign program is also consistent with the following objectives of the City's General Plan:

- **Objective LU-1B:** *Ensure the long term productivity and viability of the community's economic base.*

Consistency: The sign will be consistent in appearance with the proposed wall signage as well as existing freestanding signs in the vicinity. As a result, the sign will be compatible with the surrounding land uses.

- **Objective CD-13:** *Facilitate the installation of signs that contribute to a positive image of the public realm, consistent with the Costa Mesa Zoning Code.*

Consistency: The proposed sign will be compatible and harmonious with uses that exist within the general neighborhood. The sign features quality construction and materials. The proposed sign will improve and enhance the appearance of the property from Bristol Street.

Ganahl Lumber provides large and specific purchases of lumber products with a customer base spread over a large geographical area. As a result, the signage will not constitute a grant of special privilege since it is consistent with the signage for similar uses. Additionally, it will not allow substantially greater visibility than what the standard sign provisions would allow for commercial uses since the overall site signage is less than the maximum allowed under the City's Municipal Code.

ENVIRONMENTAL DETERMINATION

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines Section 15073, the IS/MND was made available for a 30-day public review and comment period beginning on January 23, 2015, and remained available for comment until February 22, 2015. A copy of the IS/MND is included with this report under separate cover. CEQA does not require formal written responses to comments for mitigated negative declarations. However, LSA staff will prepare Responses to Comments received during the review period, which ends on February 22, 2015, prior to the February 23, 2015 hearing.

Summary of Environmental Impacts and Mitigation Measures

Under CEQA, a “significant impact” represents a substantial or potentially substantial adverse physical change to the environment. In evaluating specific effects of the project on the environment, the IS/MND identifies thresholds of significance for each effect, evaluates the potential environmental change associated with each effect, and then characterizes the effects as impacts. With the implementation of the mitigation measures identified in the IS/MND for the proposed project, all potentially significant impacts have been reduced to less than significant levels, as summarized in the following table:

Summary of Potentially Significant Environmental Impacts		
Potentially Significant Environmental Effects	Mitigation Measures	Level of Significance After Mitigation
Biology	B-1: Comply with Migratory Bird Treaty Act. B-2: Permitting for Drainage Impacts.	Less than significant
Cultural Resources	CR-1: Archaeological Monitors. CR-2: Paleontological Resources Impact Mitigation Program. CR-3: Human Remains.	Less than significant
Hydrology and Water Quality	WQ-1: Construction General Permit. WQ-2: Final Water Quality Management Plan.	Less than significant
Geology and Soils	GEO-1: Comply with Recommendations in Geotechnical Report.	Less than significant
Hazards & Hazardous Materials	HAZ-1: Contingency Plan. HAZ-2: Protection Against Landfill Gas Hazards. HAZ-3: Construction Staging and Traffic Control Plan.	Less than significant
Noise	NOISE-1: Noise Reduction Features. NOISE-2: Short Term Construction Related Noise Impacts.	Less than significant

Source: Ganahl Lumber IS/MND

LEGAL REVIEW

The draft resolutions have been reviewed and approved as to form by the City Attorney's Office.

ALTERNATIVES

1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.

2. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

The overall design reflects a quality project that is consistent with the intent of the Zoning Code and General Plan. With the implementation of the mitigation measures identified in the CEQA Initial Study/Mitigated Negative Declaration for the proposed project, all potentially significant impacts have been reduced to less than significant levels.



MEL LEE, AICP
Senior Planner



CLAIRE FLYNN, AICP
Asst. Development Services Director

- Attachments:
1. Draft Planning Commission Resolutions and Exhibits
 2. Applicant's Project Description
 3. Site Photos of Existing and Proposed Sites
 4. Vicinity and Zoning Map
 5. Project Plans/Elevations/Perspectives
 6. Initial Study/Mitigated Negative Declaration (Under Separate Cover)

- Distribution:
- Director of Economic & Development Services/Deputy CEO
 - Assistant Development Services Director
 - Senior Deputy City Attorney
 - Public Services Director
 - City Engineer
 - Transportation Services Manager
 - Fire Protection Analyst
 - Staff (6)
 - File (2)

Distribution List

Ganahl Lumber Distribution List

Ganahl Lumber
Attn: Patrick Q. Ganahl
14072 Stratton Way
Santa Ana, CA 92705

Ganahl Lumber
Attn: Mike Shumaker
1275 South Bristol Street
Costa Mesa, CA 92626

Ganahl Lumber
Attn: Brad Satterfield
1275 South Bristol Street
Costa Mesa, CA 92626

Oynx Architects
Attn: Robert Carpenter
316 North Sierra Madre Boulevard
Pasadena, CA 91107

Oynx Architects
Attn: Dale Brown, AIA
316 North Sierra Madre Boulevard
Pasadena, CA 91107

County of Orange
County Executive Office
Attn: Channary Gould
333 W. Santa Ana Boulevard, 3rd Floor
Santa Ana, CA 92701

LSA Associates, Inc.
Attn: Ryan Bensley
20 Executive Park, Suite 200
Irvine, CA 92614

LSA Associates, Inc.
Attn: Ashley Davis
20 Executive Park, Suite 200
Irvine, CA 92614

ECORP Consulting Inc.
Attn: Freddie Olmos
215 North Street
Redlands, CA 92374

Peter Nagahvi
In Focus Consultants
418 Avenida Salvador
San Clemente, CA 92672

ATTACHMENT 1
DRAFT RESOLUTIONS AND EXHIBITS

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND APPROVING PLANNING APPLICATION PA-14-40 FOR THE RELOCATION AND EXPANSION OF GANAHL LUMBER LOCATED AT 1100 BRISTOL STREET

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed Patrick Ganahl, representing the County of Orange, the property owner, requesting approval of the following:

Planning Application PA-14-40: The proposed project involves the development of a 6.6 acre vacant lot to accommodate the relocation of the Costa Mesa Ganahl Lumber store to a site owned by the County of Orange and leased to Ganahl Lumber. The existing Costa Mesa Ganahl Lumber store is located on an adjacent property to the east and would be closed once the new store is completed. The development proposal includes the following:

- *Development Review* for the construction of a 65,263 square foot building materials retail store with administrative offices (Main Building A). A total of 286 parking spaces are proposed; 108 parking stalls would be provided on the roof of the retail building; and 178 at-grade parking stalls would be provided throughout the project site;
- *Variance* from front setback requirement for the parking lot, B Shed and Mill Shed along Bristol Street (20-foot setback required; 10-foot setback proposed);
- *Variance* from maximum building height for the solar photovoltaic canopy and elevator overrun on Main Building A (30-foot maximum height allowed; 34 feet to the solar canopy and 41 feet to the top of the elevator proposed);
- *Variance* from maximum building height for the B Shed (30-foot maximum allowed; 34 feet proposed);
- *Conditional Use Permit* for the proposed outdoor storage yard consisting of three sheds (B Shed, Mill Shed, and Pole Shed) totaling 40,925 square feet; and
- *Planned Signing Program* to allow the proposed 24-foot high freestanding sign (12 feet allowed, 24 feet proposed).

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration was prepared and circulated from January 23, 2015 to February 22, 2015 for public review and comment.

WHEREAS, the City of Costa Mesa received written comments from the general public, government entities, and other interested parties during the public review period.

WHEREAS, written comments received from the general public, government entities, and other interested parties were responded to, where appropriate, in the manner prescribed in California Code of Regulations Section 15073.

WHEREAS, no significant new information has been added to the Initial Study/Mitigated Negative Declaration and no changes to the proposed project have occurred which would require recirculation of the Initial Study/Mitigated Negative Declaration under CEQA Guidelines Section 15073.5.

WHEREAS, the Planning Commission has reviewed all environmental documents comprising the Initial Study/Mitigated Negative Declaration and has found that the Initial Study/Mitigated Negative Declaration considers all environmental impacts of the proposed project and a reasonable range of alternatives, and the Initial Study/Mitigated Negative Declaration is complete, adequate, and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines.

WHEREAS, the Initial Study/Mitigated Negative Declaration for this project reflects the independent judgment of the City of Costa Mesa.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 23, 2015 with all persons having the opportunity to speak for and against the proposal.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval and mitigation measures indicated in the Mitigation Monitoring Program contained within Exhibits B and C, respectively, the Planning Commission hereby **ADOPTS** the Initial Study/Mitigated Declaration and **APPROVES** Planning Application PA-14-40.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-14-40 and upon the applicant's compliance with each and all of the conditions in Exhibits B, the

Mitigation Monitoring Program in Exhibit C, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval and/or mitigation measures.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 23rd day of February, 2015.

Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
) ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on February 23, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (APPROVAL)

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

Finding: The proposed development is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Findings: The proposed use, with the recommended conditions of approval, will be consistent with the other uses in the immediate vicinity. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses.

Finding: Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Findings: With the exception of the building setback and height as discussed above, the development is a commercial project consistent with the C1 zoning of the property and the other commercially-zoned properties in the vicinity. Compliance with the applicable Building and Fire Safety Codes will ensure that the project is not materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Finding: Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property.

Facts in Support of Findings: The project site is zoned C1 (Local Business District) and has a General Plan Designation of General Commercial. The project, as conditioned, is consistent with the applicable provisions of the General Commercial General Plan Designation.

The following describes the proposed project's consistency with specific goals and objectives of the General Plan, Land Use Element.

- **Goal LU-1: Land Use:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

Consistency: The infill nature of the proposed commercial project protects the balance of land uses satisfying the needs of the community as it pertains

to commercial retail uses. The project will ensure the long-term viability of the natural and man-made environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

- **Objective LU-1A.3:** *Locate high-intensity developments or high traffic generating uses away from low-density residential in order to buffer the more sensitive land uses from the potentially adverse impacts of the more intense developments or uses.*

Consistency: The project is a commercial development located along Bristol Street, a major traffic arterial in the City. The project site does not abut residential properties. As indicated in the IS/MND, adequate infrastructure is available to serve the proposed project. Therefore, the project is consistent with this General Plan objective.

- **Objective LU-1C.1:** *Permit the construction of buildings over two stories or 30 feet only when it can be shown that the construction of such structures will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access.*

- **Consistency:** The proposed buildings that exceed the 30-foot height limit will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access as the site is abutting a major street on one side and freeways on the other side. The buildings that exceed to the 30-foot height limit do not immediately abut the existing Ganahl Lumber site to the east. Therefore, the project is consistent with this General Plan objective.

- **Goal LU-2: Development:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

Consistency: The project would allow for the redevelopment of a vacant commercially-zoned property. On-site vegetation is minimal. The proposed project would enhance the visual appearance of the site through the construction of new buildings and implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the community. As a result, the proposed project is consistent with this General Plan goal.

- **Objective LU-2A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

Consistency: As indicated in the IS/MND, the proposed project with mitigation incorporated would not result in any significant adverse environmental impacts. Because the project is an infill development, it would not result in the loss of any habitat, or require extensive infrastructure

improvements to provide service to the site. The project is consistent with this objective.

- B. The requested variance substantially complies with Costa Mesa Municipal Code Section 13-29(g)(1) in that:

Findings:

- Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity.
- The deviation shall not constitute a grant of special privileges inconsistent with other properties in the vicinity.
- The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Facts in Support of Findings:

Despite the request for deviations from Code requirements for the building setback for the B Shed and Mill Shed (20-foot setback required; 10 feet proposed) and the height for the Main Building A (30-foot height required; 34 feet to the solar panels and 41 feet to the elevator shaft) and the B Shed (30-foot height required; 34 feet proposed), of the variances are justified based on the following:

- The unique shape and location along the Bristol Street frontage justify a deviation from the front landscape setback requirement. Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity. With regard to the landscape setback for the B Shed and Mill Shed (20 feet required; 10 feet proposed) the purpose of the 20-foot landscape setback is to provide a visual buffer between the public sidewalk and any perimeter walls or buildings. In this case, the B Shed and Mill Shed are proposed to have a 10-foot landscape setback from property line, which is consistent with several properties across Bristol Street, including the two-story office buildings at 1072 and 1182 Bristol Street, both of which have less than the 20 foot landscape requirement. The reduced setback enjoyed by these two properties, in combination with the unusual oval shape of the subject, property, creates a special circumstance applicable to the property where the strict application of the 20-foot landscape setback would deprive the property of privileges enjoyed by others in the vicinity. The B Shed and Mill Shed will also act a visual screen to the storage yard and the proposed 10-foot landscape setback will be required to be densely landscaped and have exterior building treatments.
- With regard to the building height, special circumstances exist in that the proximity of the elevated freeways will limit visual impacts to surrounding properties and does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated. The proposed buildings that exceed the 30-foot height limit will not adversely impact surrounding developments and deprive

existing land uses of adequate light, air, privacy, and solar access as the site is abutting a major street on one side and freeways on the other side. The buildings that exceed to the 30-foot height limit do not immediately abut the existing Ganahl Lumber site to the east. Therefore, the existing elevated freeways will not constitute a grant of special privileges inconsistent with other properties in the vicinity create a special circumstance.

- The deviations will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property. The granting of the deviations will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. The development is consistent with the General Plan goals and policies as discussed earlier in this report, and will be required to comply with all applicable Building and Fire Safety regulations to ensure that no adverse impact to the public health, safety, or welfare is created as a result of this project.

- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(8) in that:

Finding: The proposed signing is consistent with the intent of Title 13, Chapter VIII (Signs) and the General Plan.

Facts in Support of Findings: The proposed 24-foot high freestanding sign will not constitute a grant of special privilege or allow substantially greater overall visibility than the standard ordinance provisions allow. The purpose of this planned signing program is to allow for approval of a freestanding sign that is not subject to the typical code requirements. The square footage of the total site signage will not exceed the maximum sign area allowed under the Costa Mesa's Municipal Code: 1,329 square feet of total site signage allowed; 982 square feet of total signage proposed. On the City's Master Plan of Highways, Bristol Street is designated as an Augmented Major Street (± 120 feet in width) and the proposed signage provides adequate visibility for two-way traffic on Bristol Street for the business. The planned sign program is also consistent with the following objectives of the City's General Plan:

- **Objective LU-1B:** *Ensure the long term productivity and viability of the community's economic base.*

Consistency: The sign will be consistent in appearance with the proposed wall signage as well as existing freestanding signs in the vicinity. As a result, the sign will be compatible with the surrounding land uses.

- **Objective CD-13:** *Facilitate the installation of signs that contribute to a positive image of the public realm, consistent with the Costa Mesa Zoning Code.*

Consistency: The proposed sign will be compatible and harmonious with uses that exist within the general neighborhood. The sign features quality

construction and materials. The proposed sign will improve and enhance the appearance of the property from Bristol Street.

- **Objective LU-1B:** *Ensure the long term productivity and viability of the community's economic base.*

Consistency: Ganahl Lumber provides large and specific purchases of lumber products with a customer base spread over a large geographical area. As a result, the signage will not constitute a grant of special privilege since it is consistent with the signage for similar uses. Additionally, it will not allow substantially greater visibility than what the standard sign provisions would allow for commercial uses since the overall site signage is less than the maximum allowed under the City's Municipal Code.

- **Objective CD-13:** *Facilitate the installation of signs that contribute to a positive image of the public realm, consistent with the Costa Mesa Zoning Code.*

Consistency: With the implementation of the recommended conditions of approval, the proposed sign will be compatible and harmonious with uses that exist within the general neighborhood. The sign features quality construction and materials. The proposed sign will improve and enhance the appearance of the property from Bristol Street.

Finding: The proposed signs are consistent with each other in design and construction – taking into account sign style and shape, materials, letter style, colors and illumination.

Facts in Support of Findings: The freestanding sign, as conditioned, will be consistent in color, height, and appearance with the proposed signage on site.

Finding: The proposed signs are compatible with the buildings and developments they identify – taking into account materials, colors and design motif.

Facts in Support of Findings: The proposed signage is consistent with current image standards for Ganahl Lumber as well as the City's Municipal Code.

Finding: Approval does not constitute a grant of special privilege or allow substantially greater overall visibility than the standard ordinance provisions allow.

Facts in Support of Findings: Ganahl Lumber provides large and specific purchases of lumber products with a customer base spread over a large geographical area. As a result, the signage will not constitute a grant of special privilege since it is consistent with the signage for similar uses. Additionally, it will not allow substantially greater visibility than what the standard sign provisions would allow for commercial uses since the overall site signage is less than the maximum allowed under the City's Municipal Code.

- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). Mitigation measures from the IS/MND have been included as Exhibit C. If any of these conditions are removed, the decision-making body must make a finding that the project will not result in significant environmental impacts, that the conditions are within the responsibility and jurisdiction of another public agency, or that specific economic, social or other considerations make the mitigation measures infeasible.
- E. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated at all affected intersections and by the payment of traffic impact fees.
- F. The proposed buildings are an excessive distance from the street necessitating fire apparatus access and provisions of on-site fire hydrants.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. Planning Application PA-14-40 shall comply with the conditions of approval, code requirements, special district requirements, and mitigation measures of the IS/MND for this project and as listed in the attached Mitigation Monitoring Program (Exhibit C).
 2. The use shall be limited to the type of operation as described in the staff report. Any change in the operational characteristics including, but not limited to, the hours of operation indicated, shall require review by the Planning Division and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
 3. If parking shortages or other parking-related problems arise, the business operator shall institute whatever reasonable operational measures necessary to minimize or eliminate the problem.
 4. The business operator shall install bike racks for employees on the site. This condition shall be completed prior to final occupancy/start of business, under the direction of the Development Services Department.
 5. Mitigation measures from the IS/MND for this project have been included as Exhibit C. If any of these conditions are removed, the Planning Commission must make a finding that the project will not result in significant environmental impacts, that the conditions are within the responsibility of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.
 6. The conditions of approval including Mitigation Measures incorporated by reference in these Conditions of Approval as Exhibit C, code requirements, and special district requirements of PA-14-40 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 7. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division.
 8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 9. Landscaping along Bristol Street shall be planted with trees and vegetation. The landscape plan shall be approved prior to issuance of building permits and shall contain additional 24-inch box trees above the minimum Code requirements to the satisfaction of the Development Services Director. Compliance with this requirement may include upgrading smaller sized trees to 24-inch box trees or providing additional 24-inch box trees.
 10. Developer shall contact the City's Transportation Services Division and the California Department of Transportation (Caltrans) to replace the chain link fencing between the subject property and the Caltrans property

abutting the 73 and 55 Freeways with a combination wrought iron fence with pilaster supports or other fence/barrier acceptable to both the City and Caltrans. The fencing shall be submitted for review and approval by the Planning Division. Issuance of certificate of occupancy shall not be withheld pending the completion of this condition; however, the applicant shall provide documentation of the progress and estimated time of completion of the condition prior to the issuance of the certificate of occupancy.

11. No mechanical equipment or other rooftop appurtenances shall be located on the elevator overrun area of Main Building A above the approved 41-foot height limit.
12. Future installation of rooftop solar canopies on the outdoor storage sheds (i.e. Pole Shed, Shed B, and Mill Shed) may be approved by the Development Services Director as an amendment to the Conditional Use Permit, provided that there are no adverse impacts (light, glare) to surrounding properties.
13. Final location of the gate and proper signage of the hours of operation at the gated entrance shall be approved by the Development Services Director and Transportation Services Manager to avoid customer confusion and circulation impacts on Bristol Street.
14. The business operator shall require that Ganahl Lumber employee vehicles be exclusively parked in the rooftop parking level in order to make the at-grade parking lot available for customers/contractors to the fullest extent possible.
15. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
16. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
17. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.

18. Prior to the issuance of building permits, the applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:
 - All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency.
 - Lighting design and layout shall limit spill light to no more than 0.5 foot-candle at the property line of the surrounding properties, consistent with the level of lighting that is determined necessary for safety and security purposes on site.
 - Light standards located at the top level of the parking structure shall be a maximum of 15 feet in height, located and oriented in such a way as to minimize light spillage onto surrounding properties. Light standards shall be custom-fitted with glare shields to focus light spillage in the parking structure area to the fullest extent possible.
19. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information. CAL Green Code or higher as determined by applicant.
20. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.
21. The subject property's ultimate finished grade level may not be filled/raised in excess of 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
22. The applicant shall contact the Planning Division to arrange a Planning

inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

23. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
 24. A comprehensive sign program shall be submitted for all on-site signs (i.e., monument, directional, wall mounted) for review and approval of the Development Services Director prior to issuance of building permits.
 25. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
- Eng. 26. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng.
1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.

3. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
4. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
5. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
6. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
7. All on-site utility services shall be installed underground.
8. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
9. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
10. Prior to approval of plans, the project shall fulfill the City of Costa Mesa Drainage Ordinance No. 06-19 requirements.
- Bldg. 11. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
12. Submit precise grading plans, an erosion control plan, and a hydrology study.
13. Submit a soils report for this project. Soil's report recommendations shall be blueprinted on both the architectural and grading plans.
14. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Building Code Section 1808.7.4.
15. The ground immediately adjacent to the foundation shall be sloped

away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall per BCB Section 1804.3

16. All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:

- a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from exceeding 100 feet in any direction.
- b. Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.
- c. Water excavated soil piles hourly or covered with temporary coverings.
- d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
- e. Wash mud-covered tired and under-carriages of trucks leaving construction sites.
- f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing project sites.
- g. Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.
- h. Cease grading during period when winds exceed 25 miles per hour.

- Trans.
17. Construct all proposed driveway approaches to comply with city standards.
 18. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Planning Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated including credits for all existing uses. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
 19. Fulfill San Joaquin Hills Transportation Corridor Fee Ordinance (if applicable) at the time of issuance of building permit by submitting the required fee to the Transportation Services Division. Note that the fee is subject to revision and possible increase July 1 of each year.

20. Close unused drive approaches, or portion of, with full height curb and gutter that comply with City Standards.
21. Delivery truck gate shall be designed to prevent trucks from backing up onto Bristol Street.
- Eng. 22. At the time of development submit for approval an offsite plan to the engineering division and grading plan to the building division that shows sewer, water, existing parkway improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered civil engineer or architect. Cross lot drainage shall not occur. Construction access approval must be obtained prior to building or engineering permits being issued by the city of costa mesa. Pay offsite plan check fee per section 13-231 of the C.C.M.M.C. and an approved offsite plan shall be required prior to engineering permits being issued by the City Of Costa Mesa.
23. A construction access permit and deposit of \$1,230.00 will be required by City of Costa Mesa, engineering division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
24. Obtain a permit from the City of Costa Mesa, engineering division, at the time of development and then construct P.C.C. driveway approaches per City Of Costa Mesa standards as shown on the offsite plan. Location and dimensions are subject to the approval of the transportation services manager. ADA compliance required for all new driveway approaches.
25. Obtain a permit from the City Of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.
26. Fulfill City Of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of plans.
27. Submit to the Engineering Division a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site to the satisfaction of the city engineer. If possible, drain the entire site directly to the flood control channel.
- Fire 28. Provide (4) Class A fire hydrants at the direction of the Fire Department. See Fire Prevention.
29. Flammable Fuel Storage and use shall comply with California Fire Code, 2013.
30. Provide fire sprinkler systems for all buildings per NFPA 13, 2013.
31. Provide Fire Department key access per CMFD standards.
32. Provide 12 inch address on building and at street. Address must be

visible from the street and contrast in color with its background.

33. A Fire Master Plan shall be approved by CMFD prior to formal building submittal.
- Street
Trees 34. Create not more than fifteen (15) – 4'X4' tree wells adjacent to curb and plant fifteen (15) 24" Box size Tabebuia avellanedae along Bristol Street.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.
2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer.
3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.
4. The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.
5. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.
- AQMD 6. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
- Water 7. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.
- School 8. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.
- State 9. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

EXHIBIT C

MITIGATION MONITORING PROGRAM

Table 4.A: Mitigation and Monitoring Reporting Program

Standard Conditions, Conditions of Approval, Best Management Practices, and Requirements	Timing of Mitigation	Responsible Party
3.1 Aesthetics		
No standard conditions, conditions of approval, or best management practices related to aesthetics would be required.		
3.2 Agricultural & Forest Resources		
No standard conditions, conditions of approval, or best management practices related to agriculture or forest resources would be required.		
3.3 Air Quality		
No standard conditions, conditions of approval, or best management practices related to air quality would be required.		
3.4 Biological Resources		
B-1: Compliance with Migratory Bird Treaty Act . If construction activities occur within the bird breeding season (February 15 through August 31), the Applicant (or its contractor) shall retain a qualified biologist to conduct a pre-construction nesting bird survey no more than 30 days prior to the start of construction. The nesting survey shall include the Project site and areas immediately adjacent to the site that could potentially be affected by Project activities such as noise, human activity, and dust, etc. If active bird nests are found within 100 feet of the designated construction area on the project site, the qualified biologist will establish an appropriate buffer zone around the active nests, typically a 250-foot radius for songbirds and a 500-foot radius for raptors. Project activities shall be avoided within the buffer zone until the nest is deemed no longer active by the biologist. Weekly nesting surveys and biological monitoring may be necessary if nesting birds are found on the project site. Prior to commencement of grading activities and issuance of any building permits, the City of Costa Mesa Director of Community Development, or designee, shall verify that all project grading and construction plans include specific documentation regarding the Migratory Bird Treaty Act (MBTA) requirements for a nesting bird survey should construction or grading occur from February 15 through August 31, that preconstruction surveys have been completed and the results reviewed by staff, and that the appropriate buffers (if needed) are noted on the plans and established in the field with orange snow fencing.	Prior to the commencement of grading activities	City of Costa Mesa Director of Community Development, or designee
B-2: Permitting for Drainage Impacts . Prior to the commencement of grading activities that may result in the placement of fill material into the potentially jurisdictional drainage feature on the northern portion of the project site, the Applicant shall prepare and submit to the United States Army Corps of Engineers (USACE) for verification a "Preliminary Delineation Report for Water of the United States" and a Streambed Alteration Notification package to the California Department of Fish and Wildlife (CDFW) for the drainage feature. If these agencies determine that the feature is not regulated under their jurisdiction, then no further mitigation is necessary. However, if the USACE considers the feature to be jurisdictional, then a Clean Water Act Section 404 permit shall be obtained from the USACE, and any permit conditions shall be agreed to, prior to the start of grading activities in the affected area. If the CDFW determines that the drainage is a regulated "streambed," then a Streambed Alteration Agreement shall be	Prior to the commencement of grading activities	United States Army Corps of Engineers; California Department of Fish and Wildlife; Santa Ana Regional Water Quality Control Board

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Table 4.A: Mitigation and Monitoring Reporting Program

	Timing of Mitigation	Responsible Party
entered into with the CDFW and any associated conditions shall be agreed to prior to the start of grading activities in the affected area. If the USACE considers the feature to be jurisdictional, the Applicant shall obtain a Water Quality Certification or waiver pursuant to Section 401 of the CWA from the Santa Ana Regional Water Quality Control Board prior to the start of grading activities in the affected area.		
3.5 Cultural Resources		
CR-1: Archaeological Monitors. Prior to issuance of grading permits, and in adherence to the recommendations of the cultural resources survey, the Applicant shall retain a qualified archaeological monitor, subject to review and approval by the City of Costa Mesa (City) Community Development Director, or designee. This monitor shall be present at the pregrade conference in order to explain the cultural mitigation measures associated with the Proposed Project. The monitor, in conjunction with the City and the Applicant will prepare a plan that includes: (1) a description of circumstances that would result in the halting of work at the project site (e.g., what is considered a "significant" archaeological site); (2) a description of procedures for halting work on site and notification procedures; and (3) a description of monitoring reporting procedures. If any significant historical resources, archaeological resources, or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. To the extent feasible, project activities shall avoid these deposits. Where avoidance is not feasible, the archaeological deposits shall be evaluated for their eligibility for listing in the California Register of Historic Places. If the deposits are not eligible, avoidance is not necessary. If the deposits are eligible, adverse effects on the deposits must be avoided, or such effects must be mitigated. Mitigation can include, but is not necessarily limited to, the following: excavation of the deposit in accordance with a data recovery plan (see California Code of Regulations Title 4(3) Section 5126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; production of a report detailing the methods, findings, and significance of the archaeological site and associated materials; curation of archaeological materials at an appropriate facility for future research and/or display; an interpretive display of recovered archaeological materials at a local school, museum, or library; and public lectures at local schools and/or historical societies on the findings and significance of the site and recovered archaeological materials.	Prior to the issuance of grading permits	City of Costa Mesa Director of Community Development Department, or designee

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Table 4.A: Mitigation and Monitoring Reporting Program

CR-2:	Paleontological Resources Impact Mitigation Program. If excavation activities associated with the Proposed Project are expected to extend below 10 feet, the Applicant shall retain a qualified paleontologist, subject to the review and approval of the City of Costa Mesa's (City) Community Development Director, or designee, to prepare a Paleontological Resources Impact Mitigation Program (PRIMP) for the Proposed Project prior to issuance of any grading permits. The PRIMP shall be consistent with the guidelines of the Society of Vertebrate Paleontology (SVP) and shall include, but not be limited to, the following:	Timing of Mitigation	Responsible Party
<ul style="list-style-type: none"> • The paleontologist, or his/her representative, shall attend a preconstruction meeting. • A qualified paleontological monitor working under the direction of an Orange County certified paleontologist shall "spot check" grading within the project site. Initially, spot checks are recommended for 2 to 3 hours twice per week during grading. If fossil resources are noted during the spot check, the monitoring level shall be increased to full time for the remaining duration of the grading. • In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and the paleontologist contacted to assess the find for scientific significance. The paleontologist shall make recommendations as to whether monitoring shall be required in these sediments on a full-time basis. • Collected resources shall be prepared to the point of identification and permanent preservation. This includes washing and picking of mass samples to recover small vertebrate and invertebrate fossils and removal of surplus sediment around larger specimens to reduce the storage volume for the repository and the storage cost for the Applicant. • Any collected resources shall be cataloged and curated into the permanent collections of an accredited scientific institution. <p>At the conclusion of the monitoring program, a report of findings with an appended inventory of specimens shall be prepared. When submitted to the City, the report and inventory shall signify completion of the program to mitigate impacts to paleontological resources.</p>		Prior to the issuance of grading permits	City of Costa Mesa Director of Community Development Department, or designee
CR-3:	<p>Human Remains. If human remains of any kind are found during construction, the requirements of California Environmental Quality Act (CEQA) Guidelines Section 15064.5(e) and Assembly Bill (AB) 2641 shall be followed. According to these requirements, all construction activities must cease immediately and the Orange County Coroner and a qualified archaeologist must be notified. The Coroner will examine the remains and determine the next appropriate action based on his or her findings. If the Coroner determines the remains to be of</p>	In the event of the accidental discovery or recognition of any human remains in any location on the project site during excavation	City of Costa Mesa Director of Community Development Department, or designee

Table 4.A: Mitigation and Monitoring Reporting Program

	Timing of Mitigation or construction activities	Responsible Party
Native American origin, he or she will notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC will then identify the most likely descendants (MLD) to be consulted regarding treatment and/or reburial of the remains. If an MLD cannot be identified, or the MLD fails to make a recommendation regarding the treatment of the remains within 48 hours after gaining access to them, the Native American human remains and associated grave goods shall be buried with appropriate dignity on the property in a location not subject to further subsurface disturbance.		
3.6 Geology and Soils		
No standard conditions, conditions of approval, or best management practices related to geology and soils would be required.		
3.7 Greenhouse Gas Emissions		
No standard conditions, conditions of approval, or best management practices related to greenhouse gas emissions would be required.		
3.8 Hazards and Hazardous Materials		
Refer to Standard Conditions WQ-1 and WQ-2 below.		
3.9 Hydrology and Water Quality		
WQ-1: Construction General Permit. Prior to issuance of a grading permit, the Applicant shall demonstrate to the City of Costa Mesa (City) Public Works Department that coverage has been obtained under California's General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit) by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing. A copy of the current Storm Water Pollution Prevention Program (SWPPP) required by the General Permit shall be kept at the project site and be available for review by City representatives upon request.	Prior to the issuance of a grading permit	City of Costa Mesa Public Works Director, or designee
WQ-2: Final Water Quality Management Plan. Prior to issuance of a grading permit, the Applicant shall submit a Final Water Quality Management Plan (WQMP) to the City Public Works Department for review and approval. Both Source Control best management practices (BMPs) and Site Design BMPs designed to reduce impacts to water quality from operation of the Proposed Project shall be identified in the Final WQMP.	Prior to the issuance of a grading permit	City of Costa Mesa Public Works Director, or designee
3.10 Land Use/Planning		
No standard conditions, conditions of approval, or best management practices related to land use and planning would be required.		
3.11 Mineral Resources		
No standard conditions, conditions of approval, or best management practices related to mineral resources would be required.		

Table 4.A: Mitigation and Monitoring Reporting Program

3.12 Noise	Timing of Mitigation	Responsible Party
NOISE-1: Short-Term Construction Related Noise Impacts. The following standard conditions are required of all development within the City of Costa Mesa (City) and would reduce short-term construction related noise impacts resulting from the Proposed Project:	During construction activities	City of Costa Mesa Director of Community Development, or designee
<ul style="list-style-type: none"> The Applicant's construction contractor shall limit all construction-related activities to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. No construction activities shall be permitted outside of these hours or on Sundays and federal holidays. 		
3.13 Population and Housing		
No standard conditions, conditions of approval, or best management practices related to population and housing would be required.		
3.14 Public Services and Utilities		
No standard conditions, conditions of approval, or best management practices related to public services and utilities would be required.		
3.15 Recreation		
No standard conditions, conditions of approval, or best management practices related to recreation would be required.		
3.16 Transportation/Traffic		
No standard conditions, conditions of approval, or best management practices related to transportation/traffic would be required.		
3.17 Utilities/Service Systems		
No standard conditions, conditions of approval, or best management practices related to utilities/service systems would be required.		
Mitigation Measures		
3.1 Aesthetics		
The Proposed Project would not result in significant adverse impacts related to aesthetics. No mitigation would be required.		
3.2 Agricultural & Forest Resources		
The Proposed Project would not result in significant adverse impacts related to agriculture or forest resources. No mitigation would be required.		
3.3 Air Quality		
The Proposed Project would not result in significant adverse impacts related to air quality. No mitigation would be required.		
3.4 Biological Resources		
The Proposed Project would not result in significant adverse impacts related to biological resources. No mitigation would be required.		
3.5 Cultural Resources		
The Proposed Project would not result in significant adverse impacts related to cultural resources. No mitigation would be required.		

Table 4.A: Mitigation and Monitoring Reporting Program

	Timing of Mitigation	Responsible Party
shall determine the next steps regarding possible site evacuation, sampling, and disposal of the substance consistent with local, State, and federal regulations.		
<p>HAZ-2: Protection Against Landfill Gas Hazards. Prior to the issuance of any grading permits, the Applicant shall conduct a soil gas investigation on the project site in accordance with the Orange County Fire Authority's Combustible Gas Hazard Mitigation Guidance to evaluate whether combustible landfill gas concerns exist on the project site. If the investigation concludes that such concerns do not exist, no further mitigation is necessary. If the investigation concludes that combustible landfill gases are present beneath the project site, the Applicant shall coordinate with the Orange County Solid Waste Local Enforcement Agency (LEA) to determine appropriate mitigation to protect the Proposed Project's structures from combustible landfill gases, which may include the installation of systems designed to protect against the accumulation of methane beneath structures, which may include passive ventilation systems, flexible building membrane liners, landfill gas alarms, or other measures listed per Section 20939, Title 27 California Code of Regulations in accordance with LEA recommendations. If mitigation is required, the City of Costa Mesa's Building Official, or designee, shall review the building and grading plans prior to the start of grading to verify that the mitigation developed as a result of the combustible landfill gas evaluation has been appropriately incorporated into the project plans. On-site inspection during grading and construction shall be conducted by the City of Costa Mesa's Building Official, or designee, to ensure compliance with the mitigation specifications, if any are required to be incorporated into project plans.</p>	Prior to the issuance of any grading permits	Director of the Orange County Solid Waste Local Enforcement Agency, or designee; City of Costa Mesa Building Official, or designee
<p>HAZ-3: Construction Staging and Traffic Control Plan. Prior to the issuance of any grading permits, the Applicant (or its contractor) shall prepare a Construction Staging and Traffic Control Plan for approval by the City of Costa Mesa (City) Transportation Services Manager, or designee, to ensure proper access to residences and businesses in the area by emergency vehicles during construction and to maintain traffic flow prior to any lane closures.</p> <p>The Construction Staging and Traffic Control Plan would also include the name and phone number of a contact person who can be reached 24 hours a day regarding construction traffic complaints or emergency situations. In addition, the Construction Staging and Traffic Control Plan shall take into account and be coordinated with other Construction Staging and Traffic Control Plans that are in effect or have been proposed for other projects in the City of Costa Mesa. The Construction Staging and Traffic Control Plan shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • All emergency access to the project site and adjacent areas shall be kept clear and unobstructed during all phases of construction. Flag persons shall be provided in adequate 	Prior to the issuance of any grading permits	City of Costa Mesa Transportation Services Manager, or designee

Table 4.A: Mitigation and Monitoring Reporting Program

3.6 Geology and Soils	Timing of Mitigation	Responsible Party
<p>GEO-1: Incorporation of and Compliance with the Recommendations in the Geotechnical Report. During project construction activities, the City of Costa Mesa (City)'s Community Development Director, Director of Public Works, or designee, shall ensure that all grading operations and construction are conducted in conformance with the recommendations included in the Geotechnical Report prepared for the Proposed Project that has been prepared by G.A. Nicoll., titled <i>Geotechnical Investigation Report</i> (June 13, 2014).</p> <p>The Applicant shall require the project geotechnical consultant to assess whether the requirements in the <i>Preliminary Geotechnical Investigation</i> need to be modified or refined to address any changes in the project that occur prior to the start of grading. If the project geotechnical consultant identifies modifications or refinements to the requirements, the Applicant shall require appropriate changes to the final project design and specifications and shall submit any revised geotechnical reports to the Land Development Section of the Engineering Division, or designee, for approval prior to issuance of any grading or construction permits.</p> <p>The Development Review Section of the Engineering Division, or designee, shall review grading plans prior to the start of grading to verify that the requirements developed during the geotechnical design evaluation have been appropriately incorporated into the project plans. Design, grading, and construction shall be performed in accordance with the requirements of the City's Building Code and the California Building Code (CBC) applicable at the time of grading, as well as the recommendations of the project geotechnical consultant as summarized in a final report subject to review by the City's Building Official, or designee, prior to the start of grading activities. On-site inspection during grading shall be conducted by the project geotechnical consultant and the Development Review Section of the Engineering Division to ensure compliance with geotechnical specifications as incorporated into project plans.</p>	Prior to the commencement of grading activities	City of Costa Mesa Building Official, or designee
3.7 Greenhouse Gas Emissions		
The Proposed Project would not result in significant adverse impacts related to greenhouse gas emissions. No mitigation would be required.		
3.8 Hazards and Hazardous Materials		
<p>HAZ 1: Contingency Plan. Prior to commencement of grading activities, the Director of the Orange County Environmental Health Division, or designee, shall review and approve a contingency plan that addresses the procedures to be followed should on-site unknown hazards or hazardous substances be encountered during demolition and construction activities. The plan shall indicate that if construction workers encounter underground tanks, gases, odors, uncontained spills, or other unidentified substances, the contractor shall stop work, cordon off the affected area, and notify the Costa Mesa Fire Department (CMFD). The CMFD responder</p>	Prior to the commencement of grading activities	Director of the Orange County Environmental Health Division, or designee

Table 4.A: Mitigation and Monitoring Reporting Program

	Timing of Mitigation	Responsible Party
numbers to minimize impacts to traffic flow and to ensure safe access into and out of the site.		
<ul style="list-style-type: none">Flag persons shall be trained to assist in emergency response by restricting or controlling traffic movements that could interfere with emergency vehicle access.Construction vehicles, including construction personnel vehicles shall not park on public streetsConstruction vehicles shall not stage or queue where they would interfere with pedestrian and vehicular traffic or block access to nearby businesses or residential areas. If feasible, any traffic lane closures would be limited to off-peak traffic periods, as approved by the City Transportation Services Department.		
3.9 Hydrology and Water Quality		
The Proposed Project would not result in significant adverse impacts related to hydrology and water quality. No mitigation would be required.		
3.10 Land Use/Planning		
The Proposed Project would not result in significant adverse impacts related to land use/planning. No mitigation would be required.		
3.11 Mineral Resources		
The Proposed Project would not result in significant adverse impacts related to mineral resources. No mitigation would be required.		
3.12 Noise		
NOISE-1: Noise Reduction Features. Prior to the issuance of building permits for Building A, the Applicant shall submit the building plans for review and approval by the City of Costa Mesa (City) Building Official, or designee, to ensure the building will be designed with closed windows and an air conditioning system to reduce noise levels associated with traffic noise to an acceptable level.	Prior to the issuance of permits for Building A	City of Costa Mesa (City) Building Official, or designee
3.13 Population and Housing		
The Proposed Project would not result in significant adverse impacts related to population or housing. No mitigation would be required.		
3.14 Public Services and Utilities		
The Proposed Project would not result in significant adverse impacts related to public services or utilities. No mitigation would be required.		
3.15 Recreation		
The Proposed Project would not result in significant adverse impacts related to recreation. No mitigation would be required.		
3.16 Transportation/Traffic		
Refer to Mitigation Measure HAZ-3 above.		
3.17 Utilities/Service Systems		
The Proposed Project would not result in significant adverse impacts related to utilities/service systems. No mitigation would be required.		

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-14-40 FOR THE RELOCATION AND EXPANSION OF GANAHL LUMBER LOCATED AT 1100 BRISTOL STREET

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed Patrick Ganahl, representing the County of Orange, the property owner, requesting approval of the following:

Planning Application PA-14-40: The proposed project involves the development of a 6.6 acre vacant lot to accommodate the relocation of the Costa Mesa Ganahl Lumber store to a site owned by the County of Orange and leased to Ganahl Lumber. The existing Costa Mesa Ganahl Lumber store is located on an adjacent property to the east and would be closed once the new store is completed. The development proposal includes the following:

- *Development Review* for the construction of a 65,263 square foot building materials retail store with administrative offices (Main Building A). A total of 286 parking spaces are proposed; 108 parking stalls would be provided on the roof of the retail building; and 178 at-grade parking stalls would be provided throughout the project site;
- *Variance* from front setback requirement for the parking lot, B Shed and Mill Shed along Bristol Street (20-foot setback required; 10-foot setback proposed);
- *Variance* from maximum building height for the solar photovoltaic canopy and elevator overrun on Main Building A (30-foot maximum height allowed; 34 feet to the solar canopy and 41 feet to the top of the elevator proposed);
- *Variance* from maximum building height for the B Shed (30-foot maximum allowed; 34 feet proposed);
- *Conditional Use Permit* for the proposed outdoor storage yard consisting of three sheds (B Shed, Mill Shed, and Pole Shed) totaling 40,925 square feet; and
- *Planned Signing Program* to allow the proposed 24-foot high freestanding sign (12 feet allowed, 24 feet proposed).

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 23, 2015 with all persons having the opportunity to speak for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **DENIES** Planning Application PA-14-40.

PASSED AND ADOPTED this 23rd day of February, 2015.

Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
) ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on February 23, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

- A. The requested variances do not comply with Costa Mesa Municipal Code Section 13-29(g)(1) in that:

Findings:

- Because of special circumstances applicable to the property, the strict application of development standards does not deprive the property of privileges enjoyed by others in the vicinity.
- The deviations constitute a grant of special privileges inconsistent with other properties in the vicinity.
- The granting of the deviations will allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

- B. The requested conditional use permit does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) because:

Finding: The proposed development is not compatible with developments in the same general area and would be materially detrimental to other properties within the area.

Finding: Granting the conditional use permit will be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Finding: Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property.

- C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(8) in that:

Finding: The proposed signing is not consistent with the intent of Title 13, Chapter VIII (Signs) and the General Plan.

Finding: The proposed signs are not consistent with each other in design and construction – taking into account sign style and shape, materials, letter style, colors and illumination.

Finding: The proposed signs are not compatible with the buildings and developments they identify – taking into account materials, colors and design motif.

Finding: Approval does constitute a grant of special privilege or allow substantially greater overall visibility than the standard ordinance provisions allow.

- D. The Costa Mesa Planning Commission has denied Planning Application PA-14-

40. Pursuant to Public Resources Code Section 21080(b) (5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

- E. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

ATTACHMENT 2
APPLICANT'S PROJECT DESCRIPTION



7 October 2014

City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, CA 92628

Attn: Mel Lee, Senior Planner
RE: New Ganahl Lumber Project
1100 South East Bristol St.
Costa Mesa, CA 92626

ONYX Project No. P13043

SUBJECT: Application for Entitlement

Dear Mr. Lee,

On behalf of Ganahl Lumber, Onyx Architects is pleased to submit an Application for Entitlement for the above referenced project. The Costa Mesa Administrative Adjustment application form along with a complete list of enclosed documents is located herein. Additionally, you will find the requested copies of all documents per submittal instruction.

Background:

The project site is owned by County of Orange which intends to lease the land to Ganahl Lumber to allow development of its new retail sales and construction product supply center. Ganahl is relocating its operations from the site directly to the East to the new site and building a state-of-the art building materials center. Ganahl was selected by the County through a formal submittal process in the fall of 2013 and Ganahl's proposal was deemed to be the best fit for the site and for the City of Costa Mesa. The project site is currently not occupied. The most recent use of the site was for storage of miscellaneous items including recreational vehicles and household items. It has been unoccupied for several years.

Project Description:

The project anticipates the development of a 6.60 acre parcel of land near the 73 and 55 Freeway crossing; address referenced above. The proposed use as a retail outlet of building products is consistent with C1-Local Business zoning classification identified by the City of Costa Mesa for local business and sales. The site will also be used for open warehousing of building products and limited product finishing (milling of wood) on a portion of the site. There are no proposed changes in use from its current operation on Ganahl's existing site; the use will be the same.

The Project Includes:

Building A is the site's main retail building with seven product centers: Window and Doors; Hardwoods; Tools – Hand tools and Power tools; Plumbing; Electrical, Lighting; Hardware, Finish Hardware and Paint & Stains. Ganahl caters to the general public and professional contractors with large educational displays that show windows, doors and other larger-scale building components in actual construction settings. Additionally there are staff taking over-the-counter and phone orders; private offices, and other associated spaces. Building A also has an operations section for marshalling orders for customer pickup and facilities to support the management of the product/material storage yard. It has a main level and a mezzanine level, and there is rooftop parking for 108 cars and a structure support system for solar photovoltaic panels used to supplement and offset Ganahl's electrical usage. Total area of Building A is 68,500 SF.

Building B is an open-air, single story, 32,000 SF covered lumber storage shed with racking system. It has a wide central aisle to promote material transfer and placement.

Pole Shed is an open-air, single story, 6,600 SF covered lumber storage shed with racking system.

The Mill is a 4,200 SF milling plant for custom shaping of wood material. The at-grade shop is covered by an open sided structure. It also has a dust collection system located adjacent to the structure

Site Features include:

Customer and staff parking: Parking for 286 cars has been designed. This includes 178 spaces on grade and 108 spaces on top of Building A. The minimum amount required is 263 spaces.

Energy Conservation: All structures and sheds on-site are open and require not energy to heat and cool. Building A will be mainly a naturally ventilated building and will only engage air-conditioning in extreme conditions. The site lighting and the general lighting in Building A will be LED electronic controlled lighting and will exceed the 2014 Title 24 energy standards.

Energy Generation: The project anticipates the use of solar photovoltaic electrical panels located on both roofs of Building A and Building B. Along with the anticipated wind generator system planned alongside Building B, the total energy generated will be used to help reduce peak demand and dependence on electricity created by fossil fuels.

Water retention and reuse: The parking surface has designated areas to allow for percolation and ground water recharge. Also, a water capturing system to gather rain water, then filter and distribute to landscape areas on site will be employed.

Landscaping: Landscape materials will be drought resistant vegetation along with native trees and shrubs that work with the coastal conditions. Irrigation system will be supplied with captured rainwater and fed to irrigation locations by gravity. Total land area assigned for landscape is nearly 16,000 SF.

Open-air product racking and storage: The rear part of the site is largely used for open product and specialized racking system storage. The yard is designed for efficiency and will be kept neat and orderly.

Mel Lee, Senior Planner
New Ganahl Lumber Store – Costa Mesa
07 Oct 2014
Page 3

Signage: The project anticipates the installation of three wall signs and potentially a ground sign at the main customer entrance.

Project Schedule:

The schedule anticipates the start of construction on or before June 2015 and open for business a year later.

We believe this entitlement submittal is complete. However, should you need additional information or clarification on any topic, please reach out at any time.

Sincerely,



ONYX ARCHITECTS, INC.
Dale W. Brown
Principal in Charge

rhc/document

enclosure: Application for Entitlement

cc: Patrick Ganahl – Ganahl Construction
Brad Satterfield – Ganahl Lumber
Mike Shumaker – Ganahl Lumber

ONYX ARCHITECTS

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County of Orange
California

James Campbell
Land Development Manager

September 29, 2014

Mr. Gary Armstrong
Economic and Development Services Director
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Subject: Ganahl as Project Applicant for Flood Control District Property at 1100 S. Bristol Street

Dear Mr. Armstrong:

On behalf of the County of Orange and the Orange County Flood Control District, I authorize Ganahl Lumber Company, represented by Mr. Patrick Ganahl, Mr. Mike Shumaker, and Mr. Brad Satterfield to serve as the project applicant and submit plans for proposed improvements to 1100 S. Bristol Street. Ganahl Lumber Company will be serving as the project applicant and submitting a planning application to the City of Costa Mesa. The County of Orange and Orange County Flood Control District have been keeping in continual communications with Ganahl Lumber Company.

We have reviewed the plans that Ganahl prepared, last dated August 7, 2014. Since then, the County is aware that Ganahl has been in the process of preparing a planning application package that includes the site plan that the County reviewed in August. Any substantial revisions to the site plan through the City's review process would need to be reviewed by the County to confirm that the Orange County Flood Control District's channel access requirements are maintained and not compromised by the proposed site plan, should the plans need to be revised.

The County acknowledges that Ganahl Lumber Company's site plan includes property that is owned by Caltrans, located along the northerly area of the site. On August 8, 2014, the County submitted an application and request for Caltrans to decertify the subject property. Currently, Caltrans is still reviewing the County's decertification request.

Please feel free to contact Channary Gould at 714-667-4980 or me at 714-667-9673 if you have any questions. We look forward to working with the City on this project.

Sincerely,

James Campbell
Land Development Manager

County Executive Office
333 W. Santa Ana Blvd.
Third Floor
Santa Ana, California
92701-4062

Tel: (714) 834-6200
Fax: (714) 834-3018
Web: www.ocgov.com

-153-

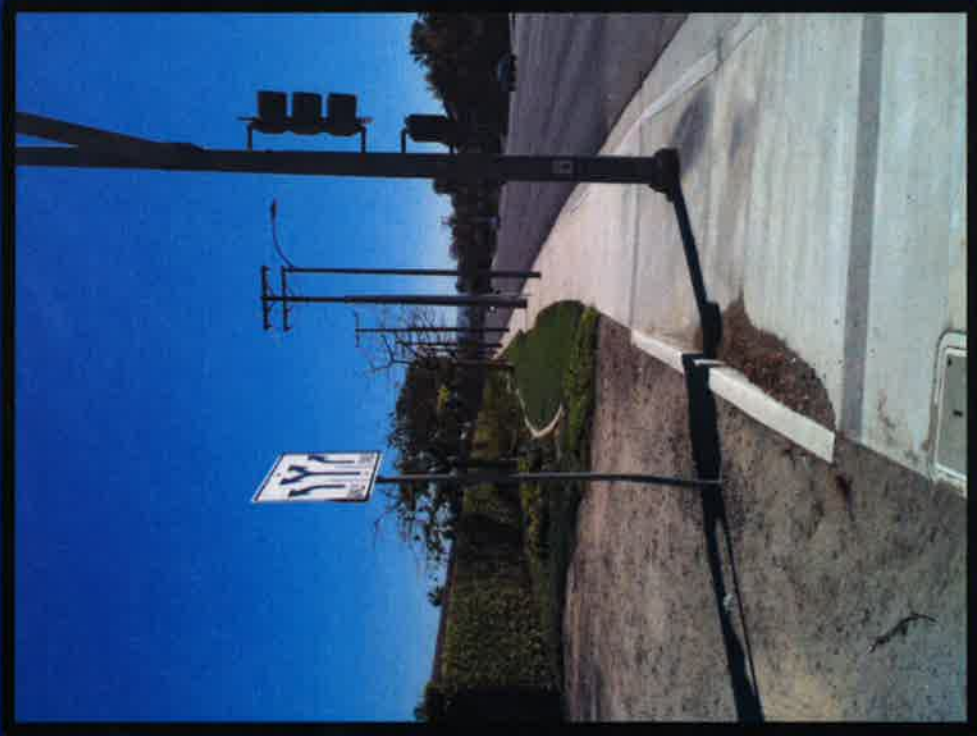
**ATTACHMENT 3
SITE PHOTOS OF EXISTING AND
PROPOSED SITES**



EXISTING GANAHL PROPERTY



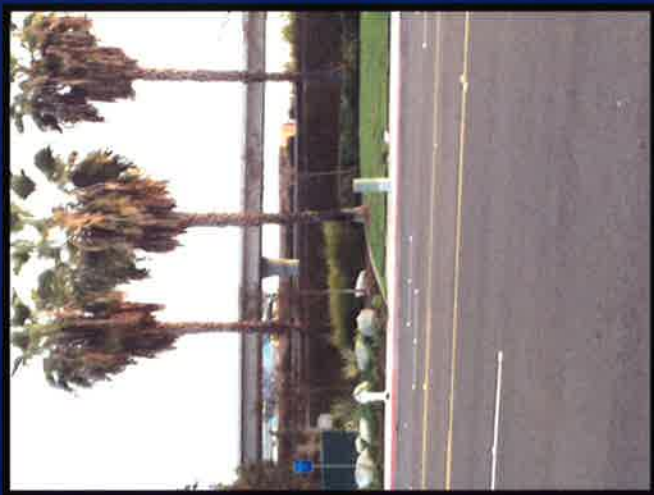
EXISTING GANAHL PROPERTY



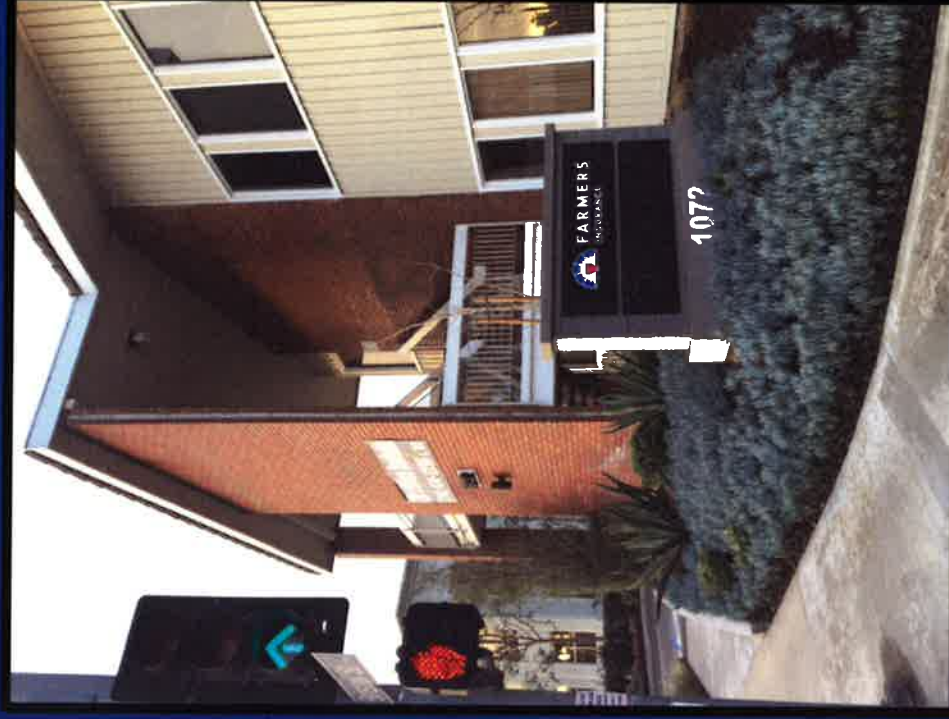
PROPOSED GANAHL PROPERTY



PROPOSED GANAHL PROPERTY



**EXISTING AND PROPOSED GANAHL
PROPERTY WEST TO EAST ON
BRISTOL STREET**



**EXISTING PROPERTIES ACROSS FROM
PROJECT SITE WITH LESS THAN 20-FOOT
LANDSCAPE SETBACK**



PLANNING COMMISSION

SUPPLEMENTAL MEMORANDUM

MEETING DATE: FEBRUARY 23, 2015

ITEM NUMBER: PH-2

SUBJECT: PLANNING APPLICATION PA-14-40 FOR THE EXPANSION AND RELOCATION OF GANAHL LUMBER COSTA MESA TO 1100 BRISTOL STREET

DATE: FEBRUARY 20, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER *MEL*

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
mel.lee@costamesaca.gov

The purpose of this memo is to advise the Planning Commission of three additional conditions of approval as suggested by the Transportation Services Division, the City Arborist of the Public Services Division, and the City Attorney's Office:

- Trans. 27. Design and construct the improvements required for providing a signalized access to the project site at the intersection of Bristol Street and Newport Boulevard Northbound. The applicant will be responsible for procuring all applicable permits and approvals from Caltrans and City of Costa Mesa prior to beginning of construction.
- Street 28. Trees within the 10-foot landscape setback along the Bristol Street
Trees frontage shall complement the tabebuia avellanedae street trees required to be planted within the public right-of-way per Code Requirement number 34. The applicant shall contact the City Arborist for preferred tree types and additional information.
29. Prior to issuance of a building permit, applicant shall remit documentation verifying the approval of: (a) Required encroachment permit from the California Department of Transportation (Caltrans) and (b) Ground lease from the Orange County Flood Control District. The Development Services Director may modify/extend the timing of the required submissions as necessary.

Also attached is the response to comments for the two letters received during the comment period for the IS/MND for the project.

Distribution: Director of Economic & Development Services/Deputy CEO
Assistant Development Services Director
Senior Deputy City Attorney
Public Services Director
City Engineer

Transportation Services Manager
Fire Protection Analyst
Staff (6)
File (2)

Ganahl Lumber Distribution List

Ganahl Lumber
Attn: Patrick Q. Ganahl
14072 Stratton Way
Santa Ana, CA 92705

Ganahl Lumber
Attn: Mike Shumaker
1275 South Bristol Street
Costa Mesa, CA 92626

Ganahl Lumber
Attn: Brad Satterfield
1275 South Bristol Street
Costa Mesa, CA 92626

Oynx Architects
Attn: Robert Carpenter
316 North Sierra Madre Boulevard
Pasadena, CA 91107

Oynx Architects
Attn: Dale Brown, AIA
316 North Sierra Madre Boulevard
Pasadena, CA 91107

County of Orange
County Executive Office
Attn: Channary Gould
333 W. Santa Ana Boulevard, 3rd Floor
Santa Ana, CA 92701

LSA Associates, Inc.
Attn: Ryan Bensley
20 Executive Park, Suite 200
Irvine, CA 92614

LSA Associates, Inc.
Attn: Ashley Davis
20 Executive Park, Suite 200
Irvine, CA 92614

ECORP Consulting Inc.

Attn: Freddie Olmos
215 North Street
Redlands, CA 92374

Peter Nagahvi
In Focus Consultants
418 Avenida Salvador
San Clemente, CA 92672

M E M O R A N D U M

DATE: February 20, 2015

TO: Mel Lee, AICP, Senior Planner, City of Costa Mesa

CC: Claire L. Flynn, AICP, Assistant Development Services Director, City of Costa Mesa

FROM: Ryan Bensley, Senior Environmental Planner, LSA Associates, Inc.

SUBJECT: Responses to Comments on the Initial Study/Mitigated Negative Declaration
Prepared for the Ganahl Lumber Hardware Store and Lumber Yard Project (Planning
Application No. PA-14-40)

This memorandum provides a summary of the comments received by the City of Costa Mesa during the public review period or immediately thereafter for the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Ganahl Lumber Hardware Store and Lumber Yard Project (proposed project). The purpose of this memorandum is to address all comments received by the City of Costa Mesa (City) from public agencies regarding the environmental information and analyses contained in the Draft IS/MND.

As required by the *California Environmental Quality Act (CEQA) Guidelines (State CEQA Guidelines)* Section 15087, a Notice of Completion (NOC) of the Draft IS/MND for the proposed project was filed with the State Clearinghouse on January 22, 2015, and the Notice of Intent (NOI) to Adopt an MND was filed with the County of Orange (County) Clerk on January 23, 2015.

The Draft IS/MND was circulated for public review for a period of 30 days, from January 23, 2015, to February 22, 2015. The NOI and/or copies of the Draft IS/MND were distributed to all Responsible Agencies and to the State Clearinghouse in addition to various public agencies, citizen groups, and interested individuals. Copies of the Draft IS/MND were also made available for public review at the City's Public Counter, the Mesa Verde Library, and the Costa Mesa/Donald Dungan Library, and on the City's website.

A total of 2 comment letters were received during the public review period or immediately thereafter. Both comment letters were submitted by local agencies.

As described in *CEQA Guidelines* Section 15074(b), "[p]rior to approving a project, the decision-making body of the lead agency [in this case, the City's Planning Commission], shall consider the proposed... mitigated negative declaration together with any comments received during the public review process. The decision-making body shall adopt the proposed... mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the... mitigated negative declaration reflects the lead agency's independent judgment and analysis."

Although the City is not required by CEQA to respond to the comments submitted on the Draft IS/MND, a summary of each comment is provided below along with a draft response.

The following is an index list of the agencies, organizations, and individuals that commented on the Draft IS/MND. Each comment letter received is indexed with a number below.

Comment Code	Signatory	Date
Local Agencies		
L-1	City of Santa Ana	January 26, 2015
L-2	Orange County Public Works	February 11, 2015

Draft responses to each of the comment letters are provided herein. The City's responses to each comment letter immediately follow each letter and are referenced by the index numbers in the margins.

L-1

MS:10
8-358

MAYOR
Miguel A. Pulido
MAYOR PRO TEM
Vincent F. Sarmiento
COUNCILMEMBERS
Angelica Amezcua
P. David Benavides
Michele Martinez
Roman Reyna
Sal Tinajero



CITY OF SANTA ANA
PLANNING & BUILDING AGENCY
20 Civic Center Plaza
P.O. Box 1988 • Santa Ana, California 92702
www.santa-ana.org/pba

CITY MANAGER
David Cavazos
CITY ATTORNEY
Sonia R. Carvalho
CLERK OF THE COUNCIL
Maria D. Hulzar

January 26, 2015

Claire Flynn, Asst. Development Services Director
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

Subject: Ganahl Lumber Costa Mesa Relocation Project (Planning Application No. PA-14-40)

Dear Ms. Flynn:

Thank you for the opportunity to comment on this project. Although we have no comments at this time, we look forward to updates as the project progresses. For L-1-1 questions, you may contact Hally Soboleske, Associate Planner at (714) 647-5842 or at hsoboleske@santa-ana.org.

Sincerely,

Hally Soboleske
Associate Planner

HS:
Hs/correspondence/150112_GanahlMktNegDec.docx

C: Ivan Orozco, Assistant Planner

SANTA ANA CITY COUNCIL

Miguel A. Pulido Mayor MPulido@santa-ana.org	Vincent F. Sarmiento Mayor Pro Tem, Ward 1 VSarmiento@santa-ana.org	Michele Martinez Ward 2 MMartinez@santa-ana.org	Angelica Amezcua Ward 3 AAmezcua@santa-ana.org	P. David Benavides Ward 4 DBenavides@santa-ana.org	Roman Reyna Ward 5 RReyna@santa-ana.org	Sal Tinajero Ward 6 STinajero@santa-ana.org
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-166-

CITY OF SANTA ANA

LETTER CODE: L-1

DATE: January 26, 2015

RESPONSE L-1-1

This comment indicates that the City of Santa Ana does not have any comments on the Draft Initial Study/Mitigated Negative Declaration (IS/MND) at this time.

This comment has been noted. No response is necessary.



Memorandum

DATE: February 11, 2015
TO: Claire Flynn, City of Costa Mesa Development Services
(claire.flynn@costamesaca.gov)
FROM: Hossein Ajideh, Chief, OC Infrastructure Programs/OC Flood Support/Hydrology
SUBJECT: Initial Study/ Notice to Adopt Mitigated negative Declaration for the Ganahl Lumber Hardware Store and Lumber Yard project, City of Costa Mesa

In response to your request, Hydrology Section of OC Public Works/OC Infrastructure Programs reviewed the submitted document and offer the following comments:

1. It appears the east side of the proposed project area is adjacent to Santa Ana-Delhi Channel (F01). All work (if any) within or adjacent to any OCFCD right-of-way for regional flood control facilities should be conducted so as not to adversely impact channel's structural integrity, hydraulic flow conditions, access and maintainability. Furthermore, all work within OCFCD's right-of-way should be conducted only after an encroachment permit for the proposed work has been obtained from the County. For information regarding the permit application process and other details please refer to the County Property Permit Section link on OC Planning's website <http://ocplanning.net/>. Technical reviews and approvals for the proposed work will be accomplished within the permit process.

L-2-1

If you have any questions regarding these comments, please contact me at (714) 245-4503.


Hossein Ajideh

ORANGE COUNTY PUBLIC WORKS

LETTER CODE: L-2

DATE: February 11, 2015

RESPONSE L-2-1

This comment notes that all work within or adjacent to any Orange County Flood Control District (OCFCD) right-of-way for regional flood control facilities should be conducted so as not to adversely impact the structural integrity, hydraulic flow conditions, access and maintainability of the Santa Ana-Delhi Channel. The comment also notes that an encroachment permit should be obtained from the County prior to any work within OCFCD's right-of-way and provides information regarding the County's permit application process.

This comment has been noted. As noted in Chapter 2.0, Project Description, of the Draft IS/MND, the proposed project would allow the OCFCD to continue to access and maintain the Santa Ana-Delhi Channel beneath the project site. As described in Section 3.9, Hydrology and Water Quality, of the Draft IS/MND, the Santa Ana Delhi Channel would not be affected by the proposed project. Although no project-related work is anticipated within OCFCD's right-of-way, the City acknowledges that the Applicant would be required to obtain an encroachment permit from the County prior to conducting such work, if it should become necessary for any reason. No further response is necessary.

M E M O R A N D U M

DATE: February 23, 2015

TO: Mel Lee, AICP, Senior Planner, City of Costa Mesa

CC: Claire L. Flynn, AICP, Assistant Development Services Director, City of Costa Mesa

FROM: Ryan Bensley, Senior Environmental Planner, LSA Associates, Inc.

SUBJECT: Responses to Additional Comments on the Initial Study/Mitigated Negative Declaration Prepared for the Ganahl Lumber Hardware Store and Lumber Yard Project (Planning Application No. PA-14-40)

Following the distribution of a Supplemental Memorandum to the Planning Commission on Friday, February 20, 2015, the City of Costa Mesa (City) received one additional comment letter regarding the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Ganahl Lumber Hardware Store and Lumber Yard Project (proposed project). The purpose of this supplemental memorandum is to address this additional comment letter regarding the environmental information and analyses contained in the Draft IS/MND.

As required by the *California Environmental Quality Act (CEQA) Guidelines (State CEQA Guidelines)* Section 15087, a Notice of Completion (NOC) of the Draft IS/MND for the proposed project was filed with the State Clearinghouse on January 22, 2015, and the Notice of Intent (NOI) to Adopt an MND was filed with the County of Orange (County) Clerk on January 23, 2015.

The Draft IS/MND was circulated for public review for a period of 30 days, from January 23, 2015, to February 22, 2015. The NOI and/or copies of the Draft IS/MND were distributed to all Responsible Agencies and to the State Clearinghouse in addition to various public agencies, citizen groups, and interested individuals. Copies of the Draft IS/MND were also made available for public review at the City's Public Counter, the Mesa Verde Library, and the Costa Mesa/Donald Dungan Library, and on the City's website.

As described in *CEQA Guidelines* Section 15074(b), "[p]rior to approving a project, the decision-making body of the lead agency [in this case, the City's Planning Commission], shall consider the proposed... mitigated negative declaration together with any comments received during the public review process. The decision-making body shall adopt the proposed... mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the... mitigated negative declaration reflects the lead agency's independent judgment and analysis."

Although the City is not required by CEQA to respond to the comments submitted on the Draft IS/MND, a summary of each comment is provided below along with a draft response.

1072 Bristol Partners, LP

I-1

1072 Bristol Street, Suite 100

Costa Mesa, CA 92626

February 19, 2015

VIA E-MAIL & FACSIMILE

Claire Flynn, Asst. Development Services Director
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

Re: Comment to Initial Study/Mitigated Negative Declaration for the
proposed Ganahl Lumber Project

Dear Ms. Flynn:

I am an owner representative of the ownership of 1072 Bristol Street. Our property is across Bristol from the proposed **Mega** Ganahl Lumber project.

I-1-1

We are not being provided with adequate information about this giant project right across the street. What is referred to as "The Initial Study/Mitigated Negative Declaration" does not come close to addressing the many impacts of the Mega Ganahl. A great deal of it is false. What remains is inadequate. The "conclusions" asserted are not made in good faith.

I-1-2

The "analysis" regarding land use is based on many wrong assumptions. A fundamental wrong assumption is that the Mega Ganahl is permitted under the City's zoning. It does not come close.

I-1-3

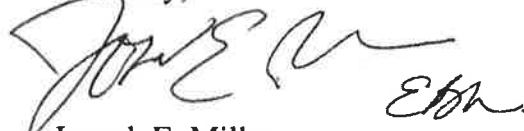
The traffic "analysis" is also totally inadequate and seems to be purposefully so. It fails to address the traffic impacts on the south side of Bristol.

I-1-4

The aesthetics "analysis" is also not adequate.

I-1-5

Sincerely,


Joseph E. Miller

1072 BRISTOL PARTNERS, LP

LETTER CODE: I-1

DATE: February 19, 2015

RESPONSE I-1-1

This comment explains that the commenter represents 1072 Bristol Partners, LP, the owner of 1072 Bristol Street, which is located across Bristol from the project site.

Comment noted.

RESPONSE I-1-2

This comment claims that the Draft Initial Study/Mitigated Negative Declaration (IS/MND) does not contain adequate information about the proposed project, fails to address the proposed project's environmental impacts, and contains false information.

The commenter appears to suggest that the proposed project would result in impacts related to environmental topic areas without providing any basis for their claims. The commenter also appears to be unfamiliar with the CEQA-mandated scope of environmental review and the concept of thresholds of significance.

In accordance with CEQA Guidelines Section 15204(c), *[r]eviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments.* CEQA Guidelines Section 15204(c) also states that *effects shall not be considered significant in the absence of substantial evidence.* Therefore, because the commenter fails to provide any facts or evidence in support of the claims included in their comments, such comments are considered to be personal opinions and no further response is required by the City.

As described on page 1 of the Draft IS/MND, “[t]he purpose of this Initial Study (IS)/Mitigated Negative Declaration (MND) is to evaluate the potential environmental impacts that would occur as a result of construction and the subsequent operation of the Ganahl Hardware Store and Lumber Yard...,” as required by CEQA. Pursuant to CEQA Guidelines Section 15382, a “significant impact” or “significant effect” means “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project.” For each environmental impact issue analyzed, the Draft IS/MND includes a detailed explanation of the existing conditions, thresholds of significance that will be applied to determine whether the project's impacts are significant or less than significant, analysis of the environmental impacts against established thresholds, and a determination of whether the project would have a significant impact if implemented.

A proper understanding and application of thresholds of significance is an essential part of the CEQA process. Thresholds of significance are identifiable quantitative, qualitative, or performance level metrics for a particular environmental effect, which form the basis of conclusions of significance in the Draft IS/MND. While public agencies in California are free to adopt their own significance

thresholds, most agencies, including the City of Costa Mesa, rely on the significance thresholds included in Appendix G of the *State CEQA Guidelines*. In addition, the City has adopted its own format for Initial Study and Initial Study Checklist forms. For each environmental topic analyzed in the Draft IS/MND, the measured impacts of the project were evaluated against the significance thresholds for that topic. In this manner, the Draft IS/MND presented a qualitative or quantitative impact discussion for each applicable environmental topic.

The Draft IS/MND was prepared in a manner consistent with professional industry standards. Chapter 2.0, Project Description, of the Draft IS/MND contains a detailed description of the proposed project's various design elements, including the height and square footage of the proposed project's structures, floorplans, elevations, and renderings, and information regarding the operational characteristics of the proposed project.

This comment does not explain the basis for their claim that the Draft IS/MND contains false information. Therefore, the City is unable to respond to the commenter's claims regarding the alleged inclusion of false information in the document.

RESPONSE I-1-3

This comment asserts that the land use analysis in the Draft IS/MND is based on many wrong assumptions and claims that the proposed project is not permitted under the City's Zoning Ordinance.

As described in Section 3.10, Land Use/Planning, of the Draft IS/MND, the Zoning Ordinance designation for the project site is C1 (Local Business). The C1 zoning designation allows for a variety of commercial and industrial land uses, including hardware stores and the retail sale of building supplies, which are applicable to the proposed project.

Further, as described in Table 3.10.A of the Draft IS/MND, the proposed project would be consistent with all applicable City development standards set forth in the City's Zoning Ordinance for the C1 zoning designation; however, as described in Table 3.10.A, the proposed project would require variances from the maximum height limit of two stories/30 feet in the C1 zone to allow a maximum height of 41 feet related to the elevator/stairwell overrun, and 34 feet for the solar roof canopy, B Shed, and the roof-deck parking level. In addition, a Planned Sign Program would be required to allow a proposed sign height of 25 feet, which is higher than the maximum 12-foot height allowed by the development standards contained in the City's Zoning Ordinance. With approval of such variances, the proposed project would be consistent with the City's Zoning Code.

The proposed project would be a compatible use subject to a Conditional Use Permit (CUP) that would allow for a hardware store and outdoor storage yard in an area zoned for commercial uses. These uses are similar to the uses at the existing Ganahl hardware store and lumber yard adjacent to the project site. With approval of the CUP and Development Review, the proposed project would be consistent with applicable goals and policies outlined in the City's General Plan and development standards outlined in the City's Zoning Code. Therefore, implementation of the proposed project would not result in conflicts with any applicable land use plan, policy, or regulation applicable to the project.

This comment does not explain the basis for their claim that the land use analysis in the Draft IS/MND is based on wrong assumptions. Therefore, the City is unable to respond to the commenter's claims regarding the assumptions in the document.

RESPONSE I-1-4

This comment claims that the traffic analysis in the Draft IS/MND is intentionally inadequate and fails to address the traffic impacts on the south side of Bristol Street.

Section 3.16, Transportation/Traffic, of the Draft IS/MND analyzes whether the proposed project would result in significant environmental impacts related to traffic and transportation. As described above in the Response to Comment I-1-2, the environmental impact analysis contained in the Draft IS/MND is based on the thresholds included in Appendix G of the *State CEQA Guidelines*. Other than claiming that the traffic analysis fails to address the traffic impacts on the south side of Bristol Street, this comment fails to explain why the analysis included in Section 3.16 of the Draft IS/MND is inadequate. The traffic analysis evaluated traffic impacts at three existing study intersections along Bristol Street (Southbound Newport Boulevard at Bristol Street, Northbound Newport Boulevard at Bristol Street, and Red Hill Avenue/Santa Ana Avenue at Bristol Street). These key locations were selected for evaluation based on discussions with City staff and in consideration of the Orange County Congestion Management Program. The traffic impact analysis considered potential increases in traffic volumes and delay at each of the legs of the study intersections. Therefore, the impact analysis considered the potential for traffic impacts to occur along both northbound and southbound Bristol Street in the vicinity of the project site.

RESPONSE I-1-5

This comment asserts that the aesthetics analysis contained in the Draft IS/MND is inadequate.

Section 3.1, Aesthetics, of the Draft IS/MND analyzes whether the proposed project would result in significant environmental impacts related to aesthetics, including scenic vistas, scenic resources, visual character, or light or glare sources. As described above in the Response to Comment I-1-2, the environmental impact analysis contained in the Draft IS/MND is based on the thresholds included in Appendix G of the *State CEQA Guidelines*. This comment fails to explain why the analysis included in Section 3.1 of the Draft IS/MND is inadequate. No further response is required.